

COUNCIL POLICY**CURRENT**

SUBJECT: ADEQUACY OF PUBLIC SERVICES IN CONNECTION WITH
DEVELOPMENT PROPOSALS
POLICY NO.: 600-10
EFFECTIVE DATE: May 12, 1976

BACKGROUND:

In considering development or redevelopment proposals for areas within the City, the City Council has, in order to insure the public health, safety and welfare, evaluated reports from City Departments, School Districts and other agencies regarding the adequacy of public services required to serve the developments expected to occur within such areas. In many cases, however, the required public services have not in fact been installed by the time the development shows a need. The result has been that residents in the newly developed areas have been inadequately served with access, parks, schools, libraries and other public services.

PURPOSE:

To establish a policy to insure that needed public services will be available concurrently with need.

POLICY:

Before giving approval to rezoning, development or redevelopment proposals, the public health and safety and the general welfare of the community and all its citizens require that provisions be made by the proponent of the rezoning, development or redevelopment in conjunction with appropriate governmental agencies to insure:

1. That the development, redevelopment or rezoning be consistent with a master development plan for the general area which has been reviewed by the Planning Commission and adopted by the City Council.
2. That the development plan includes an implementation section which sets forth in detail measures which will be taken to insure that needed public services are provided concurrent with need in the development.
3. That the proponent of the rezoning, development or redevelopment present evidence satisfactory to the appropriate body or agency that the required public services will in fact be provided concurrent with the need.

Because of the inter-relationship between development in the I-15 Corridor communities of Mira Mesa, Scripps Miramar, Lago Dorado, Chicarita Creek, Carmel Mountain East, Rancho Peñasquitos and Rancho Bernardo, and the need for adequate transportation and circulation facilities to serve these communities, a statement of highway and major street improvements needed in connection with future residential growth in this corridor has been adopted by Council Resolution R-215958, dated May 12, 1976.

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

HISTORY:

“Parking Lot Separation”

Adopted 08/09/1960

Rescinded 10/05/1961 at Council Conference.

“Adequacy of Public Services in
Connection with Development Proposals”

Adopted by Resolution R-199728 05/12/1970

Amended by Resolution R-202429 04/15/1971

Supplement added by Resolution R-215958 05/12/1976

Amended by Resolution R-215959 05/12/1976

Supplement to 600-10

1. I-15 report recommendations outlined below are hereby adopted as a supplement to Council Policy 600-10 to describe the highway and major street capacity and access facilities needed in connection with future growth in the corridor communities identified:
 - (a) Mira Mesa Community

Condition the timing of development in the Phase II portion of this community to the completion of the extension of Mira Mesa Boulevard to I-805. Council Resolution R-207836 approved a phase plan concept for the community.
 - (b) Scripps Miramar Community

Condition any expansion of the existing Community Plan to the improvement in access capacity to I-15. The capacity improvement could be obtained by either improvement of Pomerado Road and the interchange at Miramar Road or by the completion of a new interchange at Carroll Canyon Road.
 - (c) Rancho Peñasquitos Community

Condition any expansion of the Peñasquitos Community Plan to construction of the southerly extension of Black Mountain Road across Peñasquitos Canyon to Mira Mesa Boulevard. Further, the opening of this Black Mountain Road connection should be further contingent on the extension of Mira Mesa Boulevard to I-805.
 - (d) Rancho Bernardo Community
 - (1) Condition additional zoning northerly of Rancho Bernardo Road and easterly of I-15 on completion of full four-lane improvements on Pomerado Road between Rancho Bernardo Road and I-15.

- (2) Condition additional zoning northerly of Rancho Bernardo Road and westerly of I-15 to the adequacy of the Rancho Bernardo Road Interchange with I-15 and/or the capacity of the Rancho Bernardo Road-West Bernardo Drive intersection. It will be noted that relief for this interchange and intersection can be provided by the extension of West Bernardo Drive north to the Lake Hodges interchange.
- (3) Condition additional development easterly of I-15 in the south quadrant of Rancho Bernardo to the dedication and interim improvement of SA 680 to its proposed connection with I-15. As an alternative, should the I-15 interchange be delayed, development in this area could be contingent on the completion of Pomerado Road south along the City/County boundary to Poway Road.
- (e) Undeveloped Communities of Carmel Mountain East, Lago Dorado, and Chicarita Creek

These communities, if developed, will have to rely upon I-15 as their sole access for an extended period of time. Development within these communities, therefore, is to be conditioned upon completion of the full upgrading of I-15 between Pomerado/Miramar Road and the Poway Interchange.

- 2. City staff is directed to monitor the residential growth in these and other functionally related communities in the corridor on a continuing basis. Based upon information on growth derived from this on-going review, any appropriate modification to the statement of needs outlined above is to be considered annually.
- 3. Recognition of these needs as identified in the I-15 report does not commit The City of San Diego to any specific highway or major street improvement project. Prior to any such commitment being made, an Environmental Impact report shall be prepared and reviewed to identify the consequences of any such specific project and the alternatives available to meet the City's growth objectives and provide adequate transportation and circulation facilities.

HISTORY:

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